

**THE REGULAR MEETING OF THE PRINCETON PLANNING COMMISSION BOARD HELD  
ON APRIL 16, 2007, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

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The meeting was called to order at 7:03 P.M., by Dave Thompson. Members present were Edward Juntilla, and Jack Edmonds. Township members present were Bryan Lawrence, Baldwin Township, and Dan Minks, Princeton Township. Staff present were Jay Blake and Mary Lou DeWitt.

Absent were Ken Haskamp and Lee Steinbrecher.

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON FEBRUARY 26, 2007**

JUNTILLA MOVED, SECOND BY EDMONDS TO APPROVE THE MINUTES OF FEBRUARY 26, 2007. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

**PUBLIC HEARING:**

**A. Rezoning to MN-1 at 1600 South 10<sup>th</sup> Avenue and along old Railroad Right-of-Way**

Blake informed the Planning Commission Board that the Princeton Public Utilities is requesting a rezoning of property from "Unzoned" to MN-1. The property consist of the former Great Northern Railroad right-of-way and the adjacent parcels of land described in the annexation that has been presented to the City Council. The P.U.C. is planning the construction of two wells and a water treatment facility on the property currently owned by the City of Princeton. In order to meet the required setbacks of fifty feet for any public water supply from any property line, the P.U.C. has entered into purchase agreements on behalf of the City of Princeton to acquire additional land area adjacent to the vacated railroad right-of-way from Distinctive Door Design and Jeff and Linda Hammer. Additionally, Mr. Hammer has requested the annexation of a tract of land south of the Crystal Cabinets manufacturing plant. The tracts are less than 60 acres in size and can be annexed by petition of the land owner and by adoption of an ordinance by the City. This is being done at the current time. The railroad right-of-way is approximately 100 feet wide and runs from County Road #45 to approximately 317<sup>th</sup> Avenue. Its intended use is for the wells, water treatment facility, and potentially a public trail.

This item was tabled because two of the Planning Commission Board members, Dave Thompson and Edward Juntilla are on the Public Utilities Commission Board and have to abstain from voting. A quorum was not able to be met because two other Planning Commission Board Members were absent.

JUNTILLA MOVED, SECOND BY EDMONDS TO TABLE THE REZONING TO MN-1 AT 1600 SOUTH 10<sup>TH</sup> AVENUE AND ALONG THE OLD RAIROAD RIGHT-OF-WAY. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

**B. #07-03 Preliminary Plat for Princeton Public Utilities New Treatment Plant & Well**

Princeton Public Utilities Commission is in the process of constructing two new wells and a water treatment plant to serve the City of Princeton. This construction is in various phases for completion in 2007-2008. As part of the project, the PUC will need to buy three parcels of land and combine them in a plat of the City owned land south of County Road #45, the former railroad right-of-way. The plat will include one lot that covers the water treatment plant and well house. This lot is approximately 100 to 110 feet wide from County Road #45 south to the Bauerly Bros. lot line. The railroad right-of-way south of this point will be platted as Outlot A. Twenty-foot easements will be provided at the street right-of-way. A five foot wide easement will be provided on both side yards and a ten foot easements will be provided on both sides of the south lot line of Lot One, Block One, Outlot A. The PUC is proposing a fifteen foot trail easement along the west side of the plat.

This item was tabled because two of the Planning Commission Board members, Dave Thompson and Edward Juntilla are on the Public Utilities Commission Board and have to abstain from voting. A quorum was not able to be met because two other Planning Commission Board Members were absent.

JUNTILLA MOVED, SECOND BY EDMONDS TO TABLE ITEM #07-03 PRELIMINARY PLAT FOR PRINCETON PUBLIC UTILITIES NEW TREATMENT PLANT & WELL. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

**C. Final Plat for Princeton Public Utilities New Treatment Plant & Well**

JUNTILLA MOVED, SECOND BY EDMONDS TO TABLE THE FINAL PLAT FOR PRINCETON PUBLIC UTILITIES NEW TREATMENT PLANT & WELL. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

**D. #07-04 Lot Split at Lot One, Block Three, Princeton Industrial Park**

Blake informed the Planning Commission Board that this site is the Bell Canoe building located at 1002 16<sup>th</sup> Avenue South. Bell Canoe has relocated their business out of the area. The building is for sale and the intended buyer does not need all the land that comes with the building. This site is located in MN-1 Industrial and minimum lot size is 12,500 square feet. The survey shows the site with the split as: Parcel A: 1.08 acres, (47,108) and Parcel B: 1.32 acres, (57,333 square feet).

If the lot split were approved the second lot would need a site plan review before building because parking may be limited. There is no stubbing for water and sewer for the second lot and it would be at the owners expense to extend it.

Rollie Christian, Realtor representing the owner of the parcel was present to answer questions.

JUNTILLA MOVED, SECOND BY EDMONDS TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

Edmonds asked where the access would be for the second site.

Blake said either on 16<sup>th</sup> Avenue South or 10<sup>th</sup> Street South. This is not a high traffic corner and access would be discussed at site plan review.

Blake asked Rollie Christian if the intended buyer would feel boxed in at this site because he had called and questioned Blake about the site. Christian said no, the intended buyer is not worried, he likes the site.

Thompson asked if there would be a drainage issue now that the storm water runoff plans have been updated.

Blake explained that this industrial park was built prior to the update of the drainage change. The City understands that they need to address it as well as possible in that area and consideration has to be made case by case issue and the drainage will be updated as well as possible. There was a power line easement that had run through there and power line easement has been vacated. Great River Energy will give a letter to Bell's at closing that there is no easement and a power line has been install in another area.

Christian said the easement was to United Power who was sold to Great River Energy and the Bell's will be receiving a letter from them.

Blake said before there is any building on the site, he would like a copy of the letter.

JUNTILLA MOVED, SECOND BY EDMONDS TO APPROVE ITEM #07-04 LOT SPLIT AT LOT ONE, BLOCK THREE, PRINCETON INDUSTRIAL PARK WITH THE CONDITIONS THAT THE

CITY RECEIVE A COPY OF THE LETTER FOR THE RELEASE OF THE UTILITY EASEMENT AND ANY CONSTRUCTION AND DEVELOPMENT CHARGES FOR SEWER AND WATER HOOK UP BE PAID BY THE DEVELOPER. UPON THE VOTE, THERE WERE 3 AYES, 0 ANYS. MOTION CARRIED.

**OLD BUSINESS:**

**A. Revision of Sign Amendments**

Blake informed the Planning Commission Board that there have been some changes to multi-business and multi-tenant sign amendments. The acreage for pylon signage was reviewed and ten acres was added in the wording. This focus is on the west side on the community where an anchor store could share a sign with another business which would reduce the number of pylon signs in the area. It would be a better aesthetic look for the area. The businesses would have to be on the same highway business parcel. Thompson likes the signage word changes.

JUNTILLA MOVED, SESCOND BY EDMONDS TO RECOMMEND THE REVISIONS OF THE SIGN ORDINANCE TO THE CITY COUNCIL FOR APPROVAL. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

**NEW BUSINESS:**

**A. Sign Review for Conoco**

This item was moved forward on the agenda above Old Business: A. Revision of Sign Amendments.

Blake informed the Planning Commission Board that the Conoco Station will be changing their name to Marathon and need to replace all their signage. Conoco will be leaving the State of Minnesota. The site of this property is located in B-3 Highway Business. The Zoning Ordinance requires for freestanding signs that they are limited to (60) sixty feet in height and (150) one hundred fifty square feet in size. There are two pylon signs that will be replaced. The one faces the highway and will be approximately (141) one hundred forty-one square feet and (60) sixty feet in height. The other will show the price of gasoline and the Marathon name. The canopy around the service pumps will also be replaced with the new name. The signage meets the Zoning Ordinance requirements. All sign regulations are met. Staff supports the sign change.

EDMONDS MOVED, SECOND BY JUNTILLA TO APPROVE THE SIGNAGE CHANGE FOR THE CONOCO (MARATHON) CONVIENCE STATION. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

**B. Multi-family Building Height Amendment, Discussion**

Blake informed the Planning Commission Board that he would like to review a zoning ordinance amendment relating to building height in R-3 Zoning Districts. Staff has met with a number of Developer's that are looking at multi-family structures. The City does allow commercial structures to exceed 30 feet as measured to the eaves in all commercial or industrial districts by Conditional Use Permit. Staff spoke with the City's Building Official and Fire Department regarding this limitation. Both the Building Code and Fire Code allow higher buildings based on occupancy, but in multi-family, they also require sprinkling of structures with more than a certain number of units. Staff is proposing that a multi-family building be allowed to exceed 30 feet in height as measured at the eaves, if approved by a Conditional Use Permit.

Blake would like to have a Public Hearing regarding changing the Multi-family Building Height Ordinance if the Planning Commission is okay with the revisions and have it on a upcoming Planning Commission agenda. There would need to be a Public Hearing for a change.

**C. Planning Commission Board Members**

This was added to the agenda. Blake informed the Planning Commission Board that he would like to propose that two more voting Board Members be added to the Planning Commission Board to help meet quorums. Twice this year there were items that had to be tabled because a voting quorum was not met. The Board questioned that maybe the Township Members that come to the meeting be able to vote. It was decided that this item would be brought to the City Council and they can decide if additional Board Members are needed and whether Township Members should vote.

**COMMUNICATION AND REPORTS:**

**A. City Council Minutes for March, 2007**

The Planning Commission Board had no comments.

**B. Verbal Report**

Blake informed the Planning Commission Board that he is working on a Tax Increment Program for the Industrial Park and the old airport area. Blake will update the Board on this at May's meeting once he has more information. The Princeton Golf Course was sold to a private owner. The new owner will have three to five years of operating the golf course and then if it is still not doing well financially the agreement is that he could develop the land. It is in the flood plains so that could be an issue. There is a meeting this week with Bio Matrix and the EDA will be reviewing the lenders package. It will be a nice addition to the community. The School District has been meeting and would like to build on the north side of the community. Blake is advising them that is not the best location as far as road access and is helping them look at different areas. Blake had an interested party for Lots 7 and 8 in Aero Business Park and is working with them. There is still interest from anchors stores for this area. The Ryan Company is looking at sites.

THOMPSON MOVED, SECOND BY JUNTILLA TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:53 P.M.

ATTEST:

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Dave Thompson, Chairperson

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Mary Lou DeWitt, Comm. Dev. Assist.